

## CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

Estimated Public Benefits  
Qualified Residential Rental Project Pool  
December 14, 2011 Allocation

State and local governmental agencies and joint powers authorities can issue tax-exempt housing revenue bonds. These bonds assist developers of multifamily rental housing units to acquire land and construct new units or purchase and rehabilitate existing units. The tax-exempt bonds are used to fund a loan with a below market interest rate. The low interest rate loan is used by the Project Sponsor to develop the project. Project Sponsors produce market rate and affordable rental housing for low and very low-income households by reducing rental rates to these individuals and families.

The California Debt Limit Allocation Committee (the "Committee") is responsible for administering California's annual tax-exempt private activity bond program, known as "the annual State ceiling". For calendar year 2011, California's State ceiling is \$3.539 billion. Each year the Committee divides the annual State ceiling among several bond programs, known as "Program Pools", including the Qualified Residential Rental Project Pool (Rental Project Pool). For calendar year 2011, the Committee reserved approximately \$1.25 billion or 35.3% of the State ceiling for the Rental Project Pool. The \$1.25 billion of bond authority will be allocated throughout the calendar year to three sub-pools i.e., General Pool (consists of projects having 50.1% or more of its total units designated as Restricted Rental Units); Mixed Income Pool (consists of projects having 50% or fewer of its total units designated as Restricted Rental Units); and the Rural Project Pool (consists of projects located in a rural area as defined by California Health and Safety Code Section 50199.21 and not including Mixed Income projects).

The Committee awarded a total of \$61,055,000 of the 2011 State Ceiling and authorized the use of \$48,392,833 of available 2009 carryforward allocation, and \$119,061,495 of available 2010 carryforward allocation on December 14, 2011 for multifamily rental housing. This allocation will fund 21 multifamily rental housing projects.

The allocations awarded on December 14, 2011 will finance 1,282 total units, of which 1,267 will be Restricted Rental Units. Restricted Rental Units are units within a Project that are restricted to households earning 60% or less of the Applicable Median Family Income. Of the 1,267 Restricted Rental Units, 767 units will be restricted to very low income households with incomes at or below 50% of the area median income and 500 units will be restricted to low income households with incomes between 51% and 60% of the area median income. Of the total 1,282 units to be financed with the allocation, 776 will be new construction units, 213 will be senior citizen units, and 399 will be large family (3 or more bedroom) units. In addition, this allocation will preserve 553 low-income and rent restricted units that were at-risk of losing their affordability restrictions.

<b>SUMMARY OF PROJECTS</b>				
Total # of Projects	# of New Constr. Projects	# of Acq. & Rehab Projects	# of Family Projects	# of Senior Citizen Projects
21	13	8	17	4
<b>% of Total:</b>	<b>36.4%</b>	<b>63.6%</b>	<b>81.8%</b>	<b>18.2%</b>

<b>SUMMARY OF UNITS</b>											
Total # of Units	# of Restricted Units	Units @ 50%	Units @ 60%	Market Rate Units	# of New Constr. Units	# of Acq. & Rehab. Units	# of At-Risk Units	# of Family units	# of Large Family Units	# of Sr. Citizen Units	# of Special Need Units
1,282	1,267	767	500	15	776	506	553	1,069	399	213	25
<b>% of Total:</b>	<b>72.5%</b>	<b>22.5%</b>	<b>50%</b>	<b>27.5%</b>	<b>45.7%</b>	<b>54.3%</b>	<b>17.4%</b>	<b>81%</b>	<b>10.6%</b>	<b>19%</b>	<b>0%</b>

<b>SUMMARY OF POOL CATEGORIES</b>																	
Pool Type	Total # of Projects	Total # of Units	# of Restr. Units	Units @ 50%	Units @ 60%	Market Rate Units	# of Family Units	# of Large Family Units	# of Sr. Citizen Units	# of Special Needs Units	# of At-Risk Units	# of NC Units	# of Acq. & Rehab Units	# of NC Projs.	# of Acq. & Rehab. Projs.	# of Fam. Projs.	# of Sr. Projs.
GENERAL	18	1,130	1,115	689	426	15	917	337	213	25	466	664	466	11	7	14	4
MIXED INCOME	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RURAL	3	152	152	78	74	0	152	62	0	0	87	112	40	2	1	3	0
<b>Totals:</b>	<b>21</b>	<b>1,282</b>	<b>1,267</b>	<b>767</b>	<b>500</b>	<b>15</b>	<b>1,069</b>	<b>399</b>	<b>213</b>	<b>25</b>	<b>553</b>	<b>776</b>	<b>506</b>	<b>13</b>	<b>8</b>	<b>17</b>	<b>4</b>